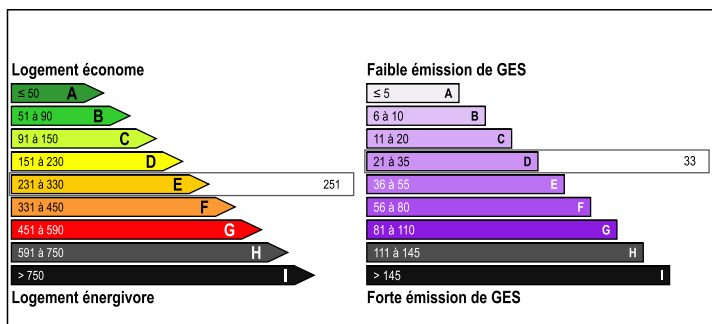


Rare for sale, 700m2 hotel restaurant



ENERGY - DPE



INFORMATION

Town:	Montfaucon-en-Velay
Department:	Haute-Loire
Bed:	12
Bath:	9
Floor:	700 m2
Plot Size:	2500 m2

IN BRIEF

Changing course for a new life?

Your new hotel restaurant is waiting for you here in Montfaucon en Velay!

Thanks to its ideal tourist location, right next to the Pilgrim's Way to Santiago de Compostela, Saint Régis and along the Via Fluvia, demand is constant.

You can make use of its 7 bedrooms, with the possibility of increasing this number thanks to the many areas that could be renovated, particularly on the top floor and in the attic.

This establishment has a reception room on the ground floor with 70 covers and a further 100 covers on the terrace at the rear.

This same terrace overlooks a quiet, shady park of over 2200m2.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

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You can make use of its 7 bedrooms, with the possibility of increasing this number thanks to the many areas that could be renovated, particularly on the top floor and in the attic.

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A professional kitchen is located between these two dining areas for maximum efficiency!

2023 turnover (over 6 months): €181,000

Numerous possibilities

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES